

4 Ryecroft Drive, Westhoughton, Bolton, Lancashire, BL5 3PW



Offers In The Region Of £895,000

Stunning detached property offering flexible accommodation with large open plan living dining kitchen, cloaks and utility. 4 generous double bedroom master with en suite and dressing room, family bathroom. detached annexe with further accommodation. Stunning open views large plot with excellent parking facilities. Viewing essential.

- Detached Family House
- Large Open Plan Living Kitchen Diner
- Generous Gardens
- EPC TBC
- 4 Double Bedrooms
- Master With En Suite and Dressing Room
- Stunning Open Views
- Viewing Essential



Situated in a tucked away location the property resides on a generous plot with open farm land and panoramic views to the rear. The property has been recently converted from a detached bungalow to a magnificent detached house offering fantastic and flexible family accommodation. Currently the layout offers open plan living to the ground floor with entrance porch, cloak room, w.c. large open plan lounge diner with double bi folds to patio, open plan to a spacious modern fitted kitchen with built in and integrated appliances. Walk in pantry and large utility room. To the first floor there are generous bedrooms with the master suite having en suite shower plus large dressing room large french doors with glass Juliet Balconies offering fantastic views to the rear. (this room has potential to split to make a fifth bedroom), 3 further double bedrooms and family bathroom. Outside the property is accessed via remote controlled electric gates leading to an extensive driveway with parking for multiple vehicles, lawned area with mature tree and shrub borders and a single garage. To the rear there is a private garden with large paved patio leading to a lawned area two storage sheds and large timber built annexe which offers a large flexible range of accommodation with games room / lounge, fitted kitchen two bedroom areas, hot tub room with shower and separate shower room

Entrance Hall

Tiled flooring, Composite double glazed entrance door with matching side panels, open plan to:

Cloakroom

Coat storage area with tiled flooring, door to:

WC

UPVC double glazed window to front, fitted with two piece suite comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, radiator.

Lounge/Diner 27'11" x 26'11" (8.52m x 8.20m)

Feature large open plan family living dining area with two uPVC double glazed windows to side, laminate flooring with under floor heating, ceiling with recessed low-voltage spotlights feature gallery to first floor, stairs to first floor landing, open plan to Kitchen, twin bi-fold doors to garden, door to pantry.

Pantry 6'11" x 5'1" (2.12m x 1.55m)

UPVC double glazed window to front.

Kitchen 20'8" x 12'5" (6.30m x 3.78m)

Fitted with a matching range of modern contrasting dark and light grey base and eye level units with drawers and contrasting granite worktop space, matching island unit with breakfast bar and storage under, integrated dishwasher, space for American style fridge/freezer, built-in twin Neff eye level electric fan assisted ovens, five ring gas hob, built-in Neff microwave, wifi controlled Neff coffee machine. Twin wine fridges, uPVC double glazed window to side, tiled flooring with under floor heating, uPVC double glazed french doors with side panels to front,

Utility 11'2" x 11'7" (3.40m x 3.52m)

UPVC double glazed window to side, tiled flooring, under floor heating, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Rear Porch

Double glazed door to garden, access to garage.

Galleried Landing

UPVC double glazed window to side, double radiator, vaulted ceiling with exposed beams, Feature galleried landing with oak spindles and balustrades overlooking lounge below, door to:

Master Bedroom 12'11" x 26'11" (3.93m x 8.20m)

Double radiator, vaulted ceiling with exposed beams, two uPVC double glazed french doors with matching side panels with glass Juliet balconies overlooking rear gardens and offering extensive views over farmland and Rivington moorland beyond, door to:



Shower Room

Fitted with three piece suite comprising tiled shower enclosure with glass screen, inset wash hand basin in vanity unit with cupboards under, mixer tap and shaver point, low-level WC and full height ceramic tiling to all walls, uPVC double glazed window to rear, double radiator, ceramic tiled flooring.

Dressing Room 8'8" x 11'0" (2.64m x 3.35m)

Radiator, vaulted ceiling with exposed beams and recessed low-voltage spotlights, Laundry shoot to utility room.

Bedroom 2 14'5" x 9'3" (4.39m x 2.81m)

UPVC double glazed window to side, double radiator, vaulted ceiling with exposed beams and deck area.

Bedroom 3 11'0" x 12'4" (3.35m x 3.77m)

UPVC double glazed window to front, radiator, vaulted ceiling with exposed beams.

Bedroom 4 11'0" x 8'11" (3.35m x 2.72m)

UPVC double glazed window to front, radiator, vaulted ceiling with exposed beams.

Family Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, inset wash hand basin in vanity unit with drawers and mixer tap, large tiled double shower enclosure with glass screen, low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point, ceramic tiled flooring.

Garage

integral garage with power and light connected, remote-controlled roller door.

Outside

To the front there is a private large garden area with extensive block paved driveway accessed via a remote controlled entrance gate. Lawned area with mature shrub borders enclosed by fencing and mature hedges to front and rear.

To the rear there are large gardens with a extensive paved patio leading to a lawned garden with mature flower and shrub beds and borders. Two large storage sheds, large timber annex which comprises a large lounge/ games room, fitted kitchen area, hallway, bedroom with en suite, hot tub room, and shower area, further bedroom.






Total area: approx. 242.6 sq. metres (2611.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 